



# Memorandum

**TO:** COYOTE VALLEY SPECIFIC  
PLAN TASK FORCE

**FROM:** Sal Yakubu

**SUBJECT: SUMMARY OF DOUGHERTY  
AVENUE & LANTZ DRIVE /  
SCHELLER AVENUE PROPERTY  
OWNERS MEETING ON 8/2/04**

**DATE:** November 1, 2004

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Approved

Date

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## **Property Owners and Representatives:**

Pat & Ray Williams, Leu Sausedo, Bill & Iris Wise, Bob Andrews, Roger Costa, Reed Grandy, Frank Giancola, Rick & Linda Nedbal, Jarnail, Dhaddey, Chuck & Jill Miller, Steve Thdurn, Gela Russell, Jerry & Lucy Hoeffling, Jon and Sharon Hoeffling, Janet Hebert, Gorand Upshaw, Bill Grigs, Lil Ruscitto, Paul Ruscitto, Richard Joyce, Kerry Williams and Dean Daily.

## **San Jose City Staff and Consultants Present:**

Laurel Prevetti (PBCE), Sal Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Doug Dahlin (Dahlin Group), Jim Thompson (HMH), Darin Smith (EPS), Eileen Goodwin (APEX Strategies) and Roger Shanks (Dahlin Group).

## **1) Welcome and Introductions:**

Eileen Goodwin, with APEX Strategies, introduced herself as the facilitator for the meeting and welcomed everyone in attendance. She asked people for a show of hands to identify how people heard about the meeting and how long they had owned their property. She reviewed the agenda and introduced Laurel Prevetti, Deputy Director of the City Department of Planning, Building and Code Enforcement. Using a PowerPoint presentation Laurel explained the history of the Coyote Valley, the background of the Coyote Valley Specific Plan, and the progress on the Plan to date. She reviewed the process diagram for the completion of the plan and highlighted the dates of the upcoming Task Force and Community meetings.

Doug Dahlin of the Dahlin Group provided a brief update on the development of the plan and explained the ideas for the Dougherty and Lantz/Scheller neighborhoods highlighting how transition zones could be provided from the urban core area to the existing neighborhoods. He stated that there would be a gradual transition from the higher density areas in the urban core to the medium and lower density areas of the Dougherty and Lantz/Scheller neighborhoods.

He indicated that most of the residences face the street with large rear yards noting that there may be some opportunities for some small subdivisions at the rear of the lots, which might result in densities ranging from 5-10 DU/AC up to 10-14 DU/AC. Eileen asked for comments from the residents.

## **2) Property Owner Comments and Questions:**

The property owners made the following comments and questions:

- Are these two neighborhoods zoned for Commercial or Industrial uses and if not where will those uses be allowed? *Doug Dahlin answered that they are not zoned for commercial or industrial uses and indicated that those uses will be planned for areas nearer to the town center. He stated that these two neighborhoods would be surrounded by residential use.*
- Comment from a representative of the South Urban Reserve Residents Group (SURRG) that they don't want New York City-style high-density living or slums in these areas.
- What will the City do to protect their homes and values? *Doug responded that the City is trying to plan for transitional residential uses and allow for some limited subdivision potential at the rear of some of the lots.*
- They do not want 3-4 story townhouses. They prefer a maximum height of 2-stories. They do not want parks, schools, or commercial/industrial uses near their neighborhoods.
- They do not want Lantz/ Scheller Streets widened. *Doug indicated that they do not envision road widening in this area.*
- Question as to what additional costs would be associated with further subdivision (i.e. street improvements, annexation etc).
- Recommend more density somewhere else in the City so their area can be kept as it is.
- How much road widening will there be? *Doug indicated that the roads already have a 60-foot right-of-way and they do not need to be widened (including Scheller).*
- How would new homes at the rear of existing properties be accessed and who would pay for any new improvements? *Doug indicated that there would need to be new roads at the rear but the costs and cost burdens have not been determined yet.*

Laurel Prevetti thanked the group for their comments and indicated that their comments will be taken very seriously. She stated that this is a long-term plan and that the City Council will adopt the Specific Plan in December 2005. She said that the next step after adoption will be annexation. The City would apply to the Local Agency Formation Commission (LAFCO) to annex all of the land south to Palm Avenue. Once the annexation is approved, property owners would be able to apply for subdivisions or they may choose to keep their property as it is. She

indicated that property owners who benefit from the specific plan would pay proportional infrastructure costs. Implementation of the plan will be property owner driven.

Other questions and comments included:

- Is annexation inevitable? *Laurel indicated that it is not and that the issues of annexation may have to go to a vote. If it is turned down by the voters it will remain a County- pocket and will not be able to get any added value from the CVSP. She stated that the County zoning would not allow for subdivisions.*
- Would they be able to stay on wells and septic systems if their lands are annexed to the City? *Laurel said that would be determined at time of subdivision but that the City would require all new lots to have urban services.*
- What would the trigger be for the requirement for new roads? *Laurel stated that the property owners would be required to put in new roads to provide access to the new lots.*
- When will properties to the east towards Monterey Road develop? *Doug indicated that it might not be for a long time.*
- How restrictive will the zoning change be and how will the rest of the area be zoned? *Doug stated that the zoning and the design guidelines will be developed along with the specific plan and would not go to the Council for approval until December 2005.*
- Will Dougherty Avenue go through? *Doug said that it is not planned to and that it would connect to a circle turn-around.*
- What would the minimum lot size be for subdivisions? *Doug indicated that the minimum lot size should produce a development density of 10 DU/AC.*
- What will the green area along the east side of Monterey Road be? *Doug indicated that it might be an orchard buffer. Eileen asked whether there was support for that and there was a mixed response and a recommendation for higher density along in that area.*
- Will Santa Teresa be split into two parts? *Doug indicated that it would be routed around the town center but that the design for the road layout has not been prepared yet.*
- They do not want a park because they can't control who uses it.
- The area around the grass farm to the east is shown as 60 acres at 10 DU/AC that would result in 600 homes. Recommend that the density somewhere else be raised so this area can be left as single family detached.
- Will Palm Avenue fork at the railroad track? *Doug stated that the thought was to have pedestrian/bike & equestrian underpass there.*
- What is the impact on taxes? *The taxes should stay the same when they are subdivided. The taxes may go up after the property changes ownership.*
- What is the canal for? *Doug explained that it would carry water for detention to the lake and to Fisher Creek and it will also have an aesthetic function.*
- What part will Eminent Domain play? *Doug indicated that the City has no plans to use eminent Domain and we will try to avoid it.*
- How will potential subdivisions on Dougherty Avenue work? *Doug explained that there might be some slightly higher densities at the rear of the lots and maybe some townhouses.*
- Could there be a transition from one and two stories to three stories gradually?

- What happens in areas to east, nearer to Monterey Road? *Doug stated that that area is shown as 5DU/AC lower density.*
- Why not a higher density in that area (who can I talk to)? *Doug indicated that he would be happy to meet with any property owners individually to discuss the conceptual ideas.*
- What is the timing of the road construction? *The timing would be determined in the phasing and implementation plan.*
- Concern that the proposed uses to the east of the Lantz area would negatively affect the existing residential area?
- Will there be some over-sizing of utilities so you don't have to dig it all up. *Doug indicated that the utilities will most likely start from the north and then move southerly slowly.*
- Where is sewer ending? *Jim Thompson with HMM Engineers indicated that it would end about 500' South of Bailey Road on Santa Teresa.*
- When will the infrastructure and phasing plan be done? *Jim indicated that it would be done in December 2005.*
- What is the time frame for zoning? *Laurel indicated that the Plan is expected to go to City Council in December 2005 and the annexation may be in 2006.*
- What about traffic impacts to McKean Road and Bailey Avenue? *Laurel indicated that they would be analyzed in the EIR.*
- What about the 2,000 residents in Almaden Valley. *Laurel indicated that the South Almaden Urban Reserve is planned for a maximum of 2,000 housing units, which may only be built after a specific plan is prepared and the triggers are met. There are no plans yet to prepare that specific plan yet.*
- When will the impacts to the endangered species be addressed? *Laurel indicated that they would be analyzed in the EIR as well.*
- What is the status of the Habitat Conservation Plan (HCP) and why is it delayed? *Laurel indicated that some of the agencies do not have funding yet. However, the CVSP EIR will analyze impacts to endangered species and recommend mitigation measures as necessary.*
- Are there any plans for Lantz Drive to go through to the north? *Doug answered in the affirmative, indicating that it is shown as going through.*
- Preference that Lantz Drive will not be converted into a through street.
- Want to preserve views to Mountains.
- Will the light rail and the parkway all be built at one time? *Doug indicated that it would probably be phased over time with development.*
- Any chance development will come before light rail? *Doug indicated that this had not been decided yet.*
- What is the plan for homes facing Scheller Avenue? *They would be able to stay as they are and there may be some increased densities at the rear of the lots for transition.*
- Will the annexation process be all or nothing? *Laurel stated that it depends how the City decides to ask for annexation from the Local Formation Commission (LAFCO). The city may do it in phases.*
- What is the black pipe on Santa Teresa? *Jim Thompson of HMM Engineers said that it is related to the water line work being done on the east side of Monterey Road south of Bailey*

*Avenue. Sal also indicated that there are some parcels along Monterey Road that are in the County that have been consolidated and there are permits to build on them.*

- *What precautions are being taken to protect our wells? Jim indicated that there is a water sub-committee that is working with the Santa Clara Valley Water District to analyze water quality and quantity. One of the issues being addressed is protection to the existing wells in the Mid and South Coyote Valley areas.*
- *What is bio-swale and how will it affect our wells? Jim explained that a bio-swale filters water before it goes to groundwater.*
- *Will pollutants be concentrated? Doug said that pollutants will not be concentrated but filtered through bio-swales and treated at the source.*

Laurel thanked everyone for their comments and explained that the next Task Force meeting would be on August 14, 2004.

### **3) Adjourn:**

The meeting was adjourned at 9:00 p.m.